

City of Alexandria


MEMORANDUM

DATE: MAY 21, 2014

TO: JAMES B. SPENGLER, DIRECTOR
RECREATION, PARKS, AND CULTURAL ACITIVITIES

FROM: DAVID H. GHEZZI, RECREATION, PARKS & CULTURAL ACTIVITIES

RE: WARWICK POOL - FACILITY ASSESSMENT
3301 LANDOVER STREET, ALEXANDRIA, VA



ITEM:

This memorandum provides a summary of existing site and building analysis findings for Warwick Pool located at 3301 Landover Street. The study is limited to the building, pool shell, pool deck, access and immediate site. The adjacent Landover Park area and playground are not included. The intent of this study is to identify items that may impact feasibility of the City's normal operations of the facility during the four years (2016-2020) succeeding the FY-2015 season.

FINDINGS (OVERVIEW):

An overview of findings and estimated probable costs identified:

- *19 individual items in urgent need of repair due to their potential as a hazard or unmet performance or potentially not code compliant during the four year operational period of 2016-2020 at an estimated cost range of \$93,970-\$155,280.*
- *16 individual items that represent a probable risk factor during the four year operational period of 2016-2020 and are recommended for immediate remedy at an estimated cost range of \$648,000-\$910,000.*
- *7 individual items that represent a potential risk factor during the four year operational period of 2016-2020 but do not currently possess the urgency of Tier One or Tier Two at an estimated cost range of \$709,200-\$921,500.*
- *42 total individual items identified at an estimated cost range of \$1,451,170 - \$1,987,580*
- *Per guidance by staff of the Office of Human Rights, items cited as noncompliant with the American with Disabilities Act (ADA), are recommended for corrective action prior to the FY 16 season.*

ASSUMPTIONS:

- a. Observations are based on visual assessment only – invasive techniques were not used in assessment. Some findings may require additional testing and analysis to further refine information.
- b. Remedy work is based on current conditions and does not account for additional or future deterioration.
- c. Costs are current market-rate in Spring, 2014 and do not include escalation for future years.
- d. Costs are based on individual items and do not reflect clustering of tasks or work items to achieve any economy of work.
- e. Soft costs for professional services, general construction conditions or other related items are included, but may vary due to site access, construction timing, and scope of work.
- f. Revenue and/or program impacts due to remedy construction are not included.
- g. Normal operating costs such including personnel and supplies are not included.

DISCUSSION:

Information is based on observations made 5-13 May, 2014 by the Department of General Services and City consulting engineer, Kimley-Horn, Inc. Observed items are ranked by priority of defects, limitations, or hazards using three categories/tiers:

- Tier One: Items in urgent need of repair due to their potential as a hazard or unmet performance or potentially not code compliant during the four year operational period of 2016-2020.
- Tier Two: Items that represent a probable risk factor during the four year operational period of 2016-2020 and are recommended for immediate remedy.
- Tier Three: Individual items that represent a potential risk factor during the four year operational period of 2016-2020 but do not currently possess the urgency of Tier One or Tier Two.

The Department of General Services reviewed the following areas (see attached):

- a. Building Exterior and Related Systems
- b. Building Interior and Related Systems
- c. Mechanical Systems
- d. Plumbing Systems
- e. Electrical and Communications Systems
- f. Americans with Disabilities Act (ADA) and Interior Building Systems.

City consulting engineer, Kimley-Horn, Inc. reviewed the following areas (see attached):

- a. Pool Basin Integrity
- b. Pool Deck Integrity
- c. General Site and Landscape Systems
- d. Americans with Disabilities Act Compliance
- e. General Pedestrian Access and Circulation.

Americans with Disabilities Act (ADA) compliance requirement for the Warwick Pool facility was confirmed by the City's Office of Human Rights which cited requirements per revised 2010 ADA Standards (with no exception) indicating, "For Warwick and all existing pools - all activities must be accessible to people with disabilities as part of the "program access" obligation of public entities under Title II of the ADA."

BACKGROUND:

Warwick Pool, located adjacent to Landover Playground at 3301 Landover Street, is on property leased to the City by the Virginia Theological Seminary. The pool lease was transferred to the City by the Warwick Investors in 1978. Site features include a 25-yard pool with a diving well, a separate wading pool, and a bathhouse and community room. Original construction of the pool is thought to be 1958.

Significant capital investments have been required over the past 35 years. In 2002, an engineering analysis of the pool was completed, finding structural issues related to the pool's construction and other site conditions.

Proposed for closure in the FY2014 and FY2015 budget, City Council at each juncture approved one additional year of operating funds to keep the pool open for the succeeding summer. Along with standard procedures for opening the pool each spring, operating costs (currently \$92,000 annually), the minimum work needed to open the existing Warwick Pool for this year (2014 season), was determined to require electric system repairs and upgrades. As of May 16, 2014 this work is completed.

ATTACHMENTS:

Department of General Services, Assessment Report; May 21, 2014
Condition Assessment, Kimley-Horn, Incorporated; May 21, 2014
Assessment Data: Tabulation Matrix; May 21, 2014
Total Costs Matrix; May 21, 2014


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City of Alexandria, Virginia

MEMORANDUM

DATE: MAY 21, 2014

TO: JAMES B. SPENGLER, DIRECTOR, RECREATION, PARKS AND CULTURAL ACTIVITIES

FROM: DONNA POILLUCCI, PORTFOLIO MANAGER, DEPARTMENT OF GENERAL SERVICES 

THRU: JEREMY MCPIKE, DIRECTOR, DEPARTMENT OF GENERAL SERVICES 
TITANIA B. CROSS, DEPUTY DIRECTOR, DEPARTMENT OF GENERAL SERVICES 

SUBJECT: DEPARTMENT OF GENERAL SERVICES FACILITY ASSESSMENT, WARWICK POOL- 3301 LANDOVER STREET, ALEXANDRIA, VA

The purpose of this Memorandum is to present the Department of General Services' (DGS) facility assessment findings for the Warwick Pool house building located at 3301 Landover Street. These findings will identify facility issues that may affect the City's normal operations of the Warwick Pool during the years 2016-2020.

The goal of this report is to aid the City in determining minimum capital investments to sustain Recreation, Parks, and Cultural Activities' (RPCA's) operations of the Warwick Pool and pool house during the years 2016-2020. This report does not address capital issues at the facility past 2020.

PROCEDURES:

At the request of the RPCA, On May 6, 2014 DGS assessed and documented the existing functional condition and any related issues with the following systems at the Warwick Pool:

- 1.) Exterior Building Systems
- 2.) Mechanical and Plumbing Systems
- 3.) Electrical and Communications
- 4.) American with Disabilities Act (ADA) and Interiors Building Systems.

Please note that the issues documented in this assessment are not the direct result of engineering tests or technical investigation methods that involve the removal of surface materials to view

internal conditions and systems. If, this type of analysis is required, DGS recommends the services of a professional consultant firm specializing in engineering tests of building systems.

DGS ranked each issue identified considering defects, limitations, or hazards using the following three tiers:

- Tier One: Items in urgent need of repair due to their potential as a hazard or unmet performance or potentially not code compliant during the four year operational period of 2016-2020.
- Tier Two: Items that represent a probable risk factor during the four year operational period of 2016-2020 and are recommended for immediate remedy.
- Tier Three: Individual items that represent a potential risk factor during the four year operational period of 2016-2020 but do not currently possess the urgency of Tier One or Tier Two.

FINDINGS:

The following is a summary of the DGS findings:

Tier	Number of Issues Identified	Approximate Cost (\$)
Tier One	15	\$28, 650 - \$50,200
Tier Two	9	\$129,700 - \$215,000
Tier Three	4	\$20,500 - \$34,000
Total	28	\$178,850 - \$299,200

DISCUSSION:

During the assessment, a number of urgent and life safety issues were discovered along with maintenance items that need to be addressed in order for the facility to function safely and efficiently during the assigned duration. The attached documentation details the findings and estimates of the cost required to remediate the issue.

DGS recommends that all urgent and life safety issues be addressed as soon as possible to ensure that this facility stays operational and available to the public.

ATTACHMENTS:

Assessment Data: Tabulation Matrix; May 21, 2014

Total Costs Matrix; May 21, 2014

SUMMARY

Project Overview

The Warwick community pool and recreation center is being assessed for the City of Alexandria by Kimley-Horn for a site conditions evaluation. The review of the pool facilities and site conditions is based on field observations and previous studies and reports provided by the City.

Warwick Pool is located at 3301 Landover Street adjacent to the Landover playground. The aging recreational building and pool components have been in use since approximately the 1960's with multiple service repairs and upgrades occurring over the years. PoolService Company is the current maintenance and service provider for the pool and deck areas.

Kimley-Horn's photo documentation and site observations are based on site visits on May 7, 2014 and May 9th, 2014.

SITE OBSERVATIONS AND PRIORITY

General site conditions and facilities vary in condition. The majority of site features are in need of replacement and show signs of age, wear and degradation. Cracking and settling are visible in asphalt and concrete surfaces, erosion is present on banks, retaining walls show signs of pressure, access is not ADA compliant, light fixtures are dated, and drainage problems exist on the pool deck and around the recreational building. The pool areas have been maintained and are in usable order but signs exist, including slight cracking in the pool walls and pool deck, pointing to possible larger problems in terms of continuing settling and stability.

Tier I

There are multiple access upgrades needed throughout the site including renovations to the existing concrete entrance path, access to the upper level of the recreational building, and replacement of the concrete pool deck. Immediate replacement of the concrete walk from Landover Street to the wading pool is recommended, as severe tripping hazards are present at the transition into the wading/children's pool, and steep slopes are consistent throughout the path.

The majority of the pool deck drains were clogged during site observations. A new drainage system with larger diameter piping is recommended along with pool deck replacement to provide proper slope and drainage.

Previous repairs to the concrete pool deck have been made (2009 Poolservice Company), mainly near the diving board area. Other areas of failing concrete exist that have not been patched which need immediate attention. Tripping hazards were also observed at failing concrete joints. Limited areas within the pool deck will need patching, sealing or replacement prior to full replacement of the entire pool deck.

- Remove and Replace Concrete Sidewalk Including Re-grading to Meet ADA Standards from Landover Street to the children's wading pool
- Drainage System Cleaning - Clogged Drains - Damaged Drain Caps & Misc. Equipment Replacement
- Interim Pool Deck Concrete Inspection, Maintenance and Repair of Joints and Failing Concrete Areas
- Remove and Replace Concrete Stair - The existing concrete stairs and handrail appear to be shifting and settling. Cracking exists and slopes of up to 5.5% were observed.

Tier II

The deterioration of site components will continue as the majority of the site's facilities are beyond their generally accepted life expectancy. Observations and recommendations of existing site features include:

- Replace Concrete Pool Decking - The concrete pool decking's surface was observed to have slopes in the range of 1%-5.5% with an average of 3.5% slope at the drains, exceeding general pool deck slope standards. Tripping hazards were evident at joints and material changes. Full concrete deck replacement will be necessary after interim repairs have been made.
- Replace Pool Drainage System and Incorporate New Foundation Drains / Roof Connections - The clogged drains will need to be upgraded to handle a larger capacity. The existing roof leaders direct water onto the pool deck and back into the buildings foundation. Drains need to be installed to direct water away from the building.
- Repair Asphalt Drive and Entrance Areas - The asphalt entrance shows severe damage. Sinking and heaving was evident near the street as well as consistent cracking throughout. Steep slopes of up to 6.5% were observed at the upper level entrance.
- Replace Concrete Stabilization and Timber Retaining Walls - The existing concrete stabilization wall is overgrown with vegetation and appears to direct water into the building. The timber retaining wall adjacent to the asphalt entrance is significantly warped and shows signs of damage.
- Tree Removal Along Pool Fence - An existing Cherry along the NW pool fence corner encroaches on the pool deck area and is recommended to be removed.
- Replace Site Lighting - The site lighting was observed to be damaged. The northern pole was shifted and angled. Multiple electrical connections did not have proper weather proofing.
- Site Grading, Stabilization, and Drainage Improvements - The existing roof leader at the upper building entrance directs water down the asphalt drive, around the ramped retaining wall, and down the grassed bank towards the wading pool. Erosion was evident and no proper drainage system was in place. The northern side of the concrete pool deck facing the playground is situated on an eroding slope. The base is not stabilized below the edges of the concrete pool deck will need modification.

Tier III

The current outer surface of the main pool walls appear to be in usable condition. Poolservice Company reported re-plastering of the main pool in 2009. Light cracking and crazing exists in the top 3-4 ft portions of the wall. The Camp Dresser & McKee report (CMD, 2001) noted these areas to have cracking and significant structural deterioration at the time of their inspection due to the probable penetration of water through the wall layers. The report found that multiple pool walls exist and that replacement of the liner would not be a permanent or recommended solution.

The sealant around the coping in some areas of the main pool and wading pool was noticed to be deteriorating. Cracks were evident in some of the tiles below the coping in both the main pool and the wading pool. The wading pool shows consistent cracking around the wall. Poolservice company has noted this consistent crack on the wading pool during pool servicing since 2009.

No ADA access is available from the street and lower level to the upper level. A multi-platformed ramp would need to be provided to achieve access.

Tier III continued

- Pool Replacement - Demolish and Replace Pool Walls, Coping, Liner and Associated Equipment
- Wading / Children's Pool Replacement - Demolish and Replace Existing Pool and Deck
- Provide New Concrete Ramp - In Addition to Upgraded Steps, Provide Ramp for Universal Access to Upper and Lower levels of Rrecreational Building as well as a connection to the street.

OPINION OF PROBABLE COST

TIER I ITEM DESCRIPTION	LOW COST	HIGH COST
A. REPLACE CONCRETE ACCESS PATH		
Demolish Existing Concrete Path - Rebuild and Regrade per ADA Standards - Adjust slope and tripping hazards - Approx. 70' in Length	10,000.00	20,000.00
Total: includes additional General Conditions 12%, Design 10%, Contingency 20%	14,200	28,400
B. POOL DECK DRAIN INSPECTION / CLEANING		
Clean and Flush Existing Drain System - Replace Damaged Surface Equip.	2,000.00	5,000.00
Total: includes additional General Conditions 12%, Design 10%, Contingency 20%	2,840	7,100
C. CONCRETE STAIR AND HANDRAIL REPLACEMENT		
Remove and Replace Existing Concrete Stairs and Handrail	14,000.00	19,000.00
Total: includes additional General Conditions 12%, Design 10%, Contingency 20%	19,880	26,980
D. INTERIM POOL DECK CONCRETE AND POOL INSPECTION / PATCHING		
Replace Damaged and Failing Areas of Concrete to Minimize Tripping Hazards, Re caulk Coping and Expansion Joints, Stabilize Eroding Concrete Slab Sections, Replace Broken Pool Tiles and Grout as Necessary	20,000.00	30,000.00
Total: includes additional General Conditions 12%, Design 10%, Contingency 20%	28,400	42,600
Totals for Tier I Items (Soft Costs Included):	65,320	105,080

TIER II ITEM DESCRIPTION	LOW COST	HIGH COST
A. REPLACE CONCRETE POOL DECK		
Demolish Existing Concrete Pool Deck - Rebuild and Regrade per ADA Standards - Adjust slope and tripping hazards	180,000.00	210,000.00
Total: includes additional General Conditions 12%, Design 10%, Contingency 20%	255,600	298,200
B. REPLACE POOL DRAINAGE SYSTEM		
Demolish Existing Drains and Pipe (During Pool Deck Replacement) - Replace with Upgraded / Properly Sized Drainage System - Implement New Foundation Drains with Roof Drain System	20,000.00	40,000.00
Total: includes additional General Conditions 12%, Design 10%, Contingency 20%	28,400	56,800
C. MILL AND OVERLAY / REGRADE ASPHALT ENTRANCE DRIVE		
Mill / Overlay and Regrade Existing Failing Pavement	15,000.00	20,000.00
Total: includes additional General Conditions 12%, Design 10%, Contingency 20%	21,300	28,400

D. REPLACE EXISTING STABILIZATION AND RETAINING WALLS

Demolish and Remove / Replace Existing Concrete Stabilization Wall and Timber Retaining Wall - Provide Proper Drainage and Backfill	100,000.00	140,000.00
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Total: includes additional General Conditions 12%, Design 10%, Contingency 20% **142,000** **198,800**

E. REMOVE EXISTING TREES

Remove Locust and Cherries Along Pool Fence	2,000.00	4,000.00
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Total: includes additional General Conditions 12%, Design 10%, Contingency 20% **2,840** **5,680**

F. REPLACE SITE LIGHTING

Remove and Replace Existing Site Lighting	18,000.00	26,000.00
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Total: includes additional General Conditions 12%, Design 10%, Contingency 20% **25,560** **36,920**

G. SITE GRADING AND DRAINAGE

Regrade Eroded Areas and Implement Drainage Systems	30,000.00	50,000.00
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Total: includes additional General Conditions 12%, Design 10%, Contingency 20% **42,600** **71,000**

Totals for Tier II Items (Soft Costs Included): **518,300** **695,800**

TIER III ITEM DESCRIPTION LOW COST HIGH COST

A. REPLACE POOL

Demolish and Replace Existing Pool Walls / Liner / Coping and Equipment (Pool Deck and Drain System Not Included)	350,000.00	450,000.00
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Total: includes additional General Conditions 12%, Design 10%, Contingency 20% **497,000** **639,000**

B. REPLACE WADING / CHILDREN POOL

Replace Existing Children's Pool and Concrete Deck	80,000.00	100,000.00
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Total: includes additional General Conditions 12%, Design 10%, Contingency 20% **113,600** **142,000**

C. CONSTRUCT NEW RAMP

Regrade & Construct new multi platformed ramp in addition to concrete stairs	55,000.00	75,000.00
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Total: includes additional General Conditions 12%, Design 10%, Contingency 20% **78,100** **106,500**

Totals for Tier III Items (Soft Costs Included): **688,700** **887,500**

TIER I, II, AND III TOTALS LOW COST HIGH COST

Tier I	65,320	105,080
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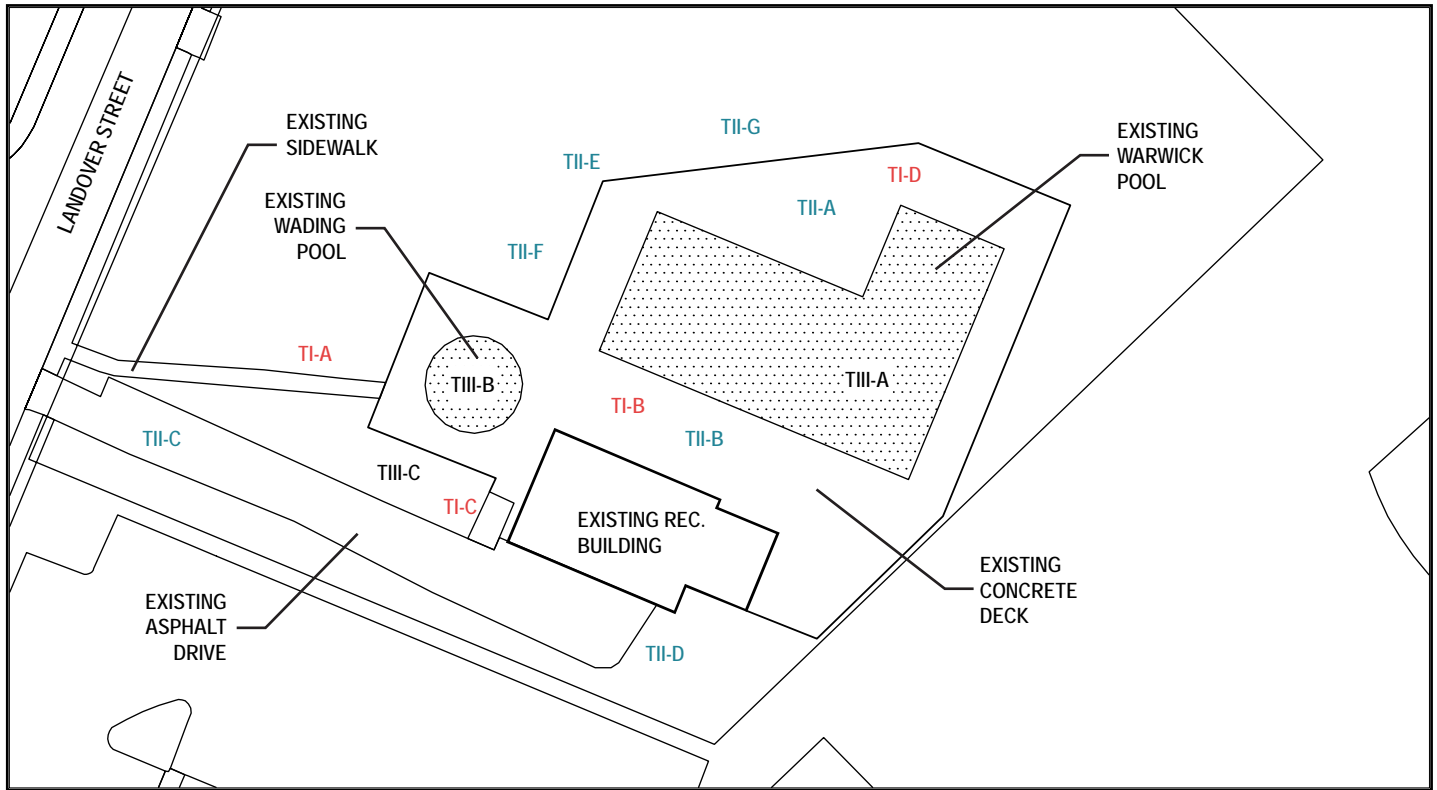
Tier II	518,300	695,800
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Tier III	688,700	887,500
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Totals for Combined Tiers Items (Soft Costs Included): **1,272,320** **1,688,380**

**The Consultant has no control over the cost of labor, materials, equipment, or over the Contractor's methods of determining prices or over competitive bidding or market conditions. Opinions of probable costs provided herein are based on the information known to Consultant at this time and represent only the Consultant's judgment as a design professional familiar with the construction industry. The Consultant cannot and does not guarantee that proposals, bids, or actual construction costs will not vary from its opinions of probable costs.*

TIER I-III PROJECT LOCATION MAP



- TI - A - D - TIER I APPROXIMATE PROJECT LOCATION
- TII - A - G - TIER II APPROXIMATE PROJECT LOCATION
- TIII - A - C - TIER III APPROXIMATE PROJECT LOCATION

SITE PHOTOS



MAIN POOL DECK



CONCRETE SIDEWALK (T-I-A)



ASPHALT ENTRANCE DRIVE (T-II-C) AND CONCRETE SIDEWALK (T-I-A)



EXCESSIVE SLOPE ON CONCRETE SIDEWALK (T-I-A)



CONCRETE SIDEWALK TRIPPING HAZARD AND EXCESSIVE SLOPE AT WADING POOL ENTRANCE AND CONNECTION (T-I-A)

SITE PHOTOS



CLOGGED POOL DECK DRAINS (T-I-B)



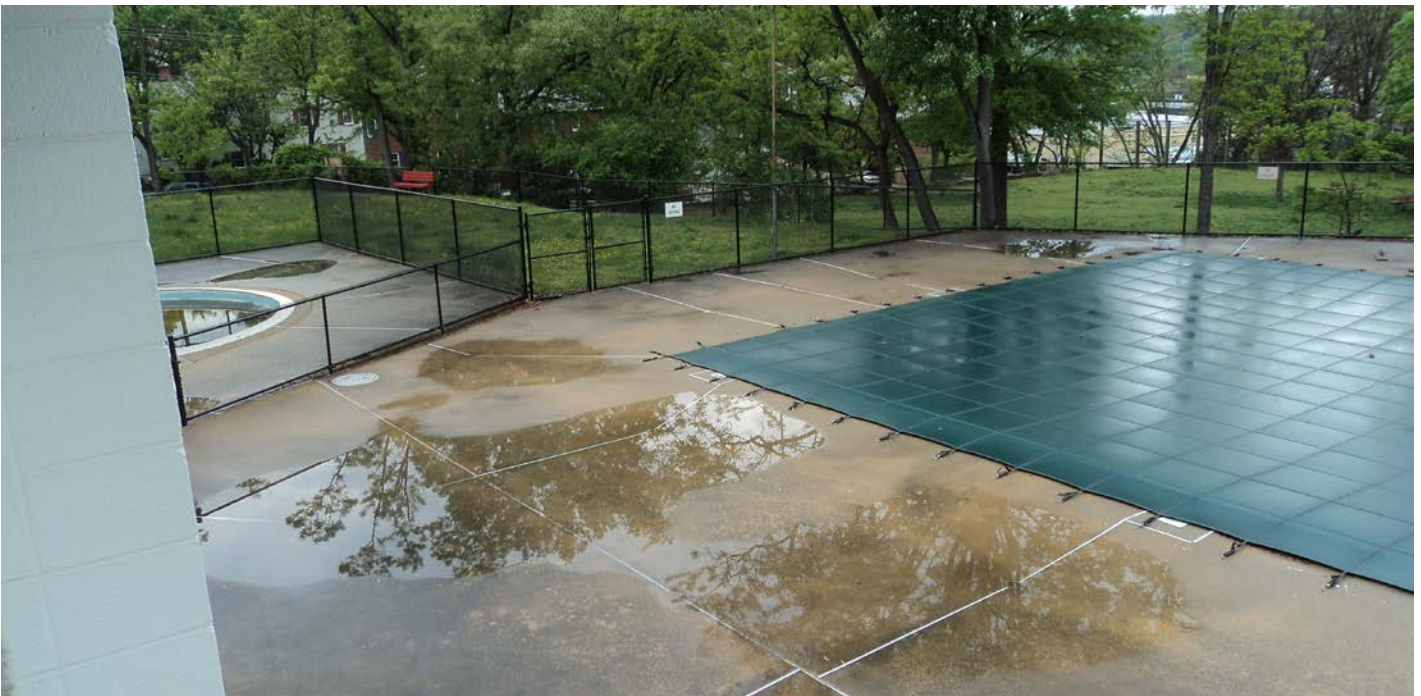
TRIPPING HAZARD AT CONCRETE SIDEWALK ENTRANCE TO WADING POOL (T-I-A)



DAMAGED POOL DECK DRAIN (T-I-B AND T-II-B)



STANDING WATER - CLOGGED POOL DECK DRAINS (T-I-B)

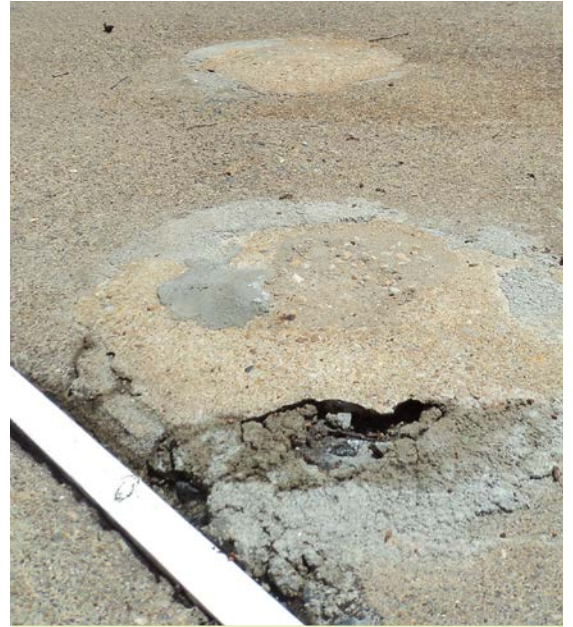


STANDING WATER - CLOGGED POOL DECK DRAINS (T-I-B, T-I-D, AND T-II-A, T-II-B)

SITE PHOTOS



FAILING AND DAMAGED CONCRETE JOINTS (T-I-D)



FAILING AND DAMAGED CONCRETE AND JOINTS (T-I-D)



FAILING CONCRETE POOL DECK (T-II-A)



FAILING AND DAMAGED CONCRETE JOINTS (T-I-D)



FAILING CONCRETE POOL DECK (T-I-D AND T-II-A)

SITE PHOTOS



CRACKING POOL TILE (T-I-D AND T-III-A)



CRACKING POOL TILE (T-I-D AND T-III-A)



CRACKING / CRAZING IN POOL WALL (T-III-A)

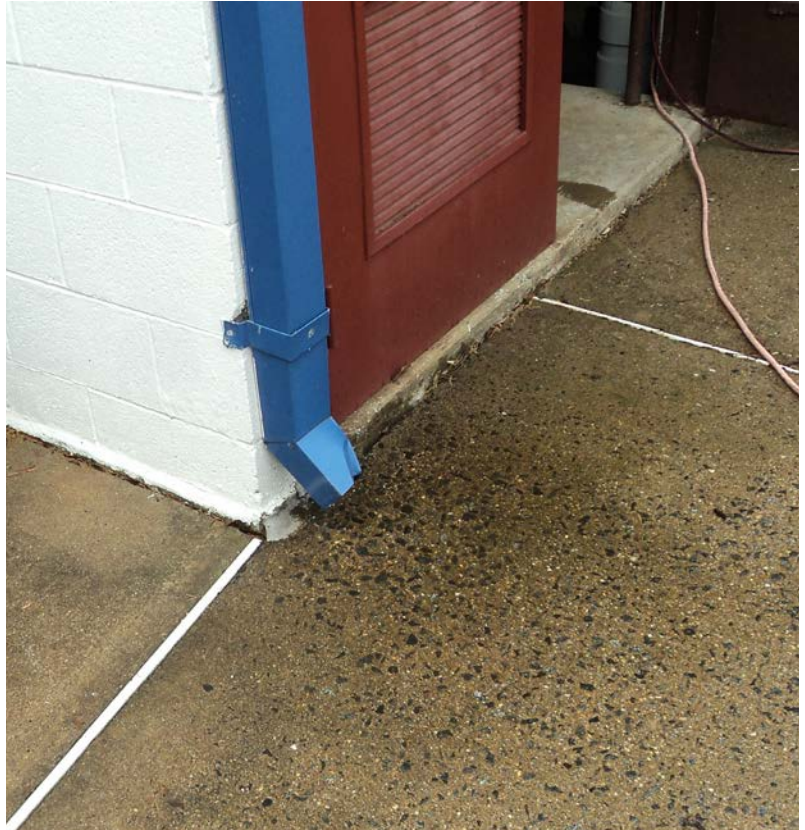


CRACKING / CRAZING IN POOL WALL (T-III-A)

SITE PHOTOS



ROOF LEADERS AT POOL DECK WITH NO GROUND LEVEL CONNECTIONS (T-II-B)



ROOF LEADERS AT POOL DECK WITH NO GROUND LEVEL CONNECTIONS (T-II-B)



STANDING WATER - CLOGGED POOL DECK DRAINS (T-I-B)



STANDING WATER - CLOGGED POOL DECK DRAINS (T-I-B) AND IMPROPER SLOPE CONDITIONS OF POOL DECK (T-I-D AND T-II-A)

SITE PHOTOS



FAILING ASPHALT ENTRANCE (T-II-C)



FAILING CONCRETE STAIRS (T-I-C AND RECOMMENDED T-III-C)



FAILING ASPHALT ENTRANCE (T-II-C). SEVERE SETTLING AND SHIFTING



FAILING ASPHALT ENTRANCE (T-II-C)

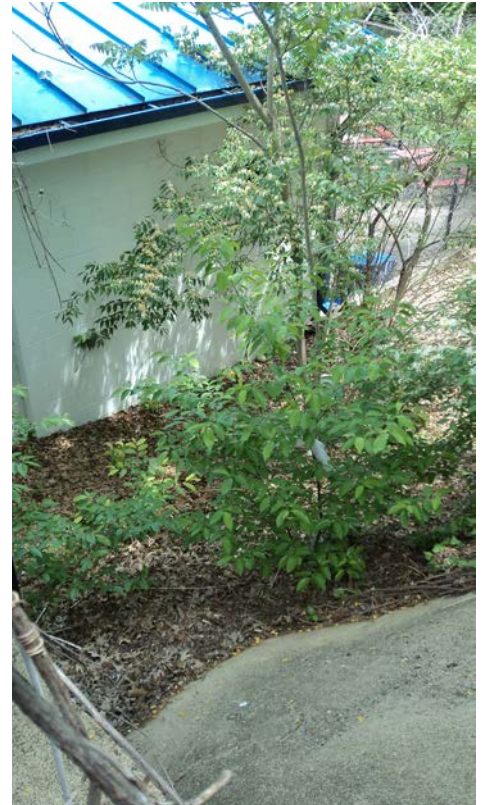
SITE PHOTOS



TIMBER RETAINING WALL UNDER PRESSURE (T-II-D)



OVERGROWN CONCRETE WALL AT REAR OF BUILDING (T-II-D)



OVERGROWN CONCRETE WALL AT REAR OF BUILDING DIRECTING WATER TOWARDS BUILDING (T-II-D)



ASPHALT AT UPPER LEVEL ENTRANCE - CRACKING AND SLOPE ISSUES PRESENT (T-II-C)

SITE PHOTOS



VEGETATION TO BE REMOVED AT NORTH FENCE LINE (T-II-E)



VEGETATION TO BE REMOVED AT NORTH FENCE LINE (T-II-E)



AGING LIGHTING EQUIPMENT - NO SEALS (T-II-F)



LEANING LIGHT POLE ALONG NORTH FENCE LINE (T-II-F)

SITE PHOTOS



ERODING NORHERN SLOPE AT POOL DECK BASE (T-II-G)



FAILING CONCRETE POOL DECK (T-II-A)

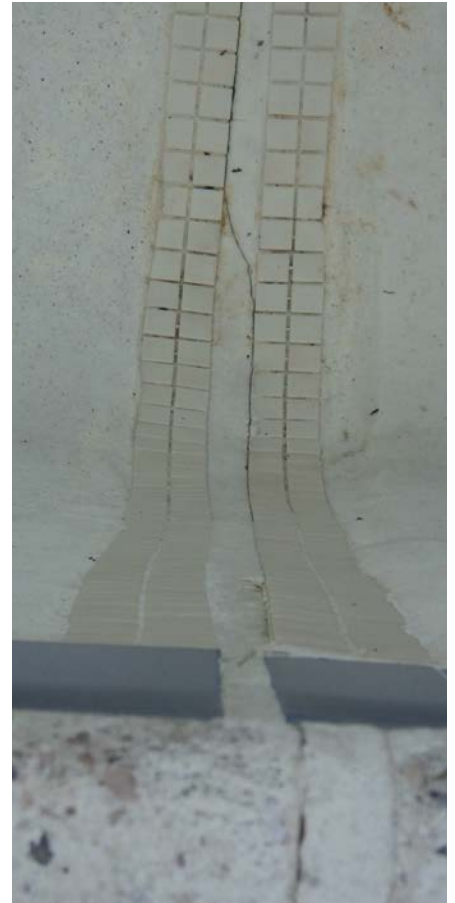


ERODING NORHERN SLOPE AT POOL DECK BASE (T-II-G)

SITE PHOTOS



CONSISTENT CRACK AT WADING POOL (T-III-B)



CRACKING ALONG POOL WALL AND FLOOR (T-III-A)



MAIN POOL (T-III-A)



MAIN POOL (T-III-A)



Department of General Services, City of Alexandria VA
 RPCA Portfolio
ASSESSMENT DATA: TABULATION MATRIX
 Warwick Community Pool

TIER ASSIGNMENTS & COSTS

MAY 21, 2014

	ITEM NO.	TIER ONE	TIER TWO	TIER THREE	APPOXIMATED COST	COMMENTS	AGENCY
EXTERIOR BUILDING	T1.01	Install street-side City's standard signage.			\$3,500 - \$4,500	Facility's name and address; Sign is required for EMS/911 response.	DGS
	T1.02	Replace metal door at storage room entrance.			\$5,000 - \$8,000	Door/frame is warped, not properly secured.	DGS
	T1.03	Replace metal door to pump room.			\$5,000 - \$8,000	Door/frame is warped, not properly secured.	DGS
	T1.04	Repair windows (1 st and 2 nd floor).			\$1,200 - \$1,800	Potential safety hazard – existing Plexiglas panels are not properly secured.	DGS
	T1.05	Replace defective handrail at driveway.			\$3,000 - \$4,500	Vulnerable to vandalism, potential safety hazard.	DGS
	T2.01		Re-locate bike racks.		\$900 - \$1,500		DGS
	T2.02		Repave/re-grade driveway		\$18,000 – 25,000	Potential tripping and safety hazard.	DGS
	T2.03		Replace railing at steps		\$1,500 - \$2,500	See above. In compliance with code requirements.	DGS
	T3.01			Paint metal roof and vents.	\$3,000 - \$5,000	Existing rust spots: possible compromise of building roof envelope during assessed period – four years	DGS
	T3.02			Replace of all windows (option to Item T1.04)	\$5,000 - \$10,000		DGS

MECHANICAL & PLUMBING	T1.06	Repair/replace nonfunctioning exhaust fan in pool mechanical room			\$1,000 - \$2,000	Potential code issue.	DGS
	T1.07	Replace internal plumbing supply lines			\$2,500 - \$4,500	in poor condition, high potential for failure.	DGS
	T1.08	Replace hose bib near door to community room			\$700 - \$2,500	Required for maintenance, currently nonfunctional.	DGS
	T1.09	Move foot wash around corner from current location.			\$700 - \$2,500	Located near electric in- feed, potential code issue.	DGS
	T1.10	Move exterior hose bib away from electrical in-feed to building.			\$700 - \$2,500	Potential code issue – potential electrical/safety issue.	DGS
	T2.04		Add exhaust fan in lower level office area.		\$2,500 - \$5,000	Pool staff health/safety issue, existing is nonfunctional.	DGS
	T2.05		Replace drinking fountain on pool deck with duel Standard/ADA fountains.		\$1,800 - \$3,000	Potential code issue with City Health Department requirements. Chilled water required with electrical connection.	DGS
	T3.03			Replace four HVAC wall units in upstairs activity room.	\$10,000- \$15,000	Determined potential for units failure during assessed period – four years	DGS
	T3.04			Replace hot water heater.	\$2,500 - \$4,000	1998 75 gallon, gas; Existing water heater determined to be substantially passed useful life.	DGS

	ELECTRICAL & COMMUNICATIONS	T1.11	Replace and re-run electrical conduit in pump room			\$2,000 - \$3,500	Existing conduit is severely corroded.	DGS
		T1.12	Run new IT lines in pool office. Line is to be T1 for network access.			\$2,000 - 3,000	Violation of ICC (RPCA's Internal Controls Commission) regulations by not performing customer transactions. Work shall be performed by City IT. Monthly service fee is \$400.	DGS
		T1.13	Install illuminated exit sign outside of Women's Restroom.			\$800 - \$1,800	There is no existing exit sign which is a potential code issue.	DGS
								DGS
	ADA & BUILDING INTERIORS	T1.14	Replace bathroom signage			\$250 - \$500	in poor condition, high potential line failure/rupture.	DGS
		T1.15	Replace broken/missing vinyl floor tile in community room.			\$300 - \$600	Potential tripping hazard, recommended complete replacement due to proportionality of costs.	DGS
		T2.06		Renovate bathrooms to ADA Standards		\$75,000 - \$125,000	Potential ADA issue.	DGS
		T2.07		Renovate community room bathrooms to ADA		\$10,000 - \$25,000	Potential ADA issue.	DGS
		T2.08		Flair ground/threshold-transition at entrance to community rooms.		\$5,000 - \$8,000	Potential tripping hazard, potential ADA issue.	DGS
		T2.09		Install new vinyl floor in community room. (option to T2.15)		\$15,000-\$20,000	Will have difficulty matching existing tile. Tile needs to be tested for asbestos.	DGS

KHA STIE & CIVIL	T1.16	Replace concrete access path from street to pool			\$14,200 - \$28,400	Potential tripping hazard, noncompliance with ADA code.	KH
	T1.17	Maintain, inspect, clean, and replace damaged pool deck drains			\$2,840 - \$7,100	Clogged and in poor condition, high potential for continuous failure.	KH
	T1.18	Replace Concrete Stairs - Rebuild per ADA Standards			\$19,880 - \$26,980	Cracking and shifting exists. In poor condition, high potential for failure. Potential tripping and safety hazard.	KH
	T1.19	Pool deck inspection and concrete patching, re-caulk joints and grout broken and damaged areas			\$28,400 - \$42,600	Potential tripping hazards at joints and concrete patches. Inconsistent slopes on surfaces. Poor condition, high potential for failure.	KH
	T2.11		Replace Pool Deck – Rebuild per ADA Standards		\$255,600 - \$298,200	In poor condition, high potential for failure. Potential tripping and safety hazard.	KH
	T2.12		Replace and Upgrade Pool Drainage System		\$28,400 - \$56,800	in poor condition, under sized	KH
	T2.13		Repave/re-grade driveway		\$21,300 - \$28,400	Cracking and settling exists. Potential tripping and safety hazard.	KH
	T2.14		Replace Concrete and Timber Retaining Walls		\$142,000 - \$198,800	Vegetation growth causing failure. In poor condition.	KH
	T2.15		Remove Trees		\$2,840 - \$5,680	Trees along fence line creating debris	KH
	T2.16		Replace Site Lighting		\$25,560 - \$39,920	Existing lighting in poor condition.	KH
	T2.18		Re-grade eroded banks and provide drainage system		\$42,600 - \$71,000	Banks eroded and in poor condition, high potential for failure.	KH
	T3.05			Replace Pool	\$497,000 - \$639,000	Consistent cracking over many years. In poor condition, probable continuous failure.	KH
	T3.06			Replace Wading / Children's Pool	\$113,600 - \$142,000	Consistent cracking around coping. In poor condition, probable continuous failure.	KH

		T3.07			Construct New Access Ramp	\$78,100 - \$106,500	No access exists between upper and lower levels. Construct new multi-platform ramp	KH
# # #								

Department of General Services
RPCA Portfolio
FACILITY ASSESSMENTⁱ
TOTAL COSTS MATRIX
Warwick Community Pool

May 21, 2014

	Exterior Building	Mechanical & Plumbing	Electrical & Communications	ADA & Building Interiors	SITE & CIVIL KHA	TIER COSTS TOTALS
TIER ONEⁱⁱ	\$17,700 - \$26,800	\$5,600 - \$14,000	\$4,800 - \$8,300	\$550 - \$1,100	\$65,320 - \$105,080	\$93,970 - \$155,280
TIER TWOⁱⁱⁱ	\$20,400 - \$29,000	\$4,300 - \$8,000	-- 0 --	\$105,000 - \$178,000	\$518,300 - \$695,800	\$648,000 - \$910,800
TIER THREE^{iv}	\$8,000 - \$15,000	\$12,500 - \$19,000	-- 0 --	-- 0 --	\$688,700 - \$887,500	\$709,200 - \$921,500
SOFTCOSTS/CONTINGENCY^v	Included	Included	Included	Included	Included	-----
TOTALS	\$46,100 - \$70,800	\$22,400 - \$41,000	\$4,800 - \$8,300	\$105,550 - \$179,100	\$1,272,320 - \$1,688,380	Grand Total: 1,451,170 – 1,987,580

i Assessment period covers four year operational period of 2016 thorough 2020.

ii Tier One: Items in urgent need of repair due to their potential as a hazard or unmet performance or potentially not code compliant during the four year operational period.

iii Tier Two: Items that represent a probable risk factor during the four year operational and are recommended for immediate remedy.

iv Tier Three: Individual items that represent a potential risk factor during the four year operational period but do not currently possess the urgency of Tier One or Tier Two.

v DGS and Kimley-Horn's soft costs and contingencies are included in each item's cost (refer to KH Condition Assessment Document).